

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

PROJECT SUMMARY

PROJECT DESCRIPTION:	Housing Element Update: An amendment to the County of Los Angeles General Plan (General Plan) to update the Housing Element for the 2021-2029 planning period, amendments to the General Plan Land Use Element, and amendments to Title 22 (Planning and Zoning) of the Los Angeles County Code.
REQUEST:	Approval and adoption of the Housing Element Update/Project; certification of the Project Final Program Environmental Impact Report; adoption of the Project Mitigation Monitoring and Reporting Program; and adoption of the Project Environmental Findings of Fact and Statement of Overriding Considerations.
LOCATION:	Countywide (unincorporated areas)
STAFF CONTACT:	Ms. Ayala Scott at (213) 974-6417
RPC HEARING DATE(S):	September 1, 2021
RPC RECOMMENDATION:	Approval and recommendation to the Board to consider adoption of the Housing Element Update and associated environmental documents.
MEMBERS VOTING AYE:	Commissioners Shell, Duarte-White, Louie, Moon, and Modugno,
MEMBERS VOTING NAY:	None
MEMBERS ABSENT:	None
MEMBERS ABSTAINING:	None
KEY ISSUES:	<p>The Project amends the General Plan to update the Housing Element for the 2021-2029 planning period, as required by the State Housing Element Law.</p> <p>The Project amends the General Plan Land Use Element to (1) add a minimum allowable residential</p>

density to certain land use designations, and (2) to establish that the allowable residential density specified by the General Commercial (CG) land use designation in the General Plan will also apply to the commercial land use designations in certain community-based plans, where such land use designations do not currently specify the allowable residential density.

The Project amends Title 22 (Planning and Zoning) of the County Code to add development standards pertaining to floor area dedicated to residential use in mixed use projects in the Mixed Use Development Zone (MXD).

MAJOR POINTS FOR:

The Project serves as a policy guide to address the comprehensive housing needs of the unincorporated areas of Los Angeles County. The primary focus of the Project is to ensure decent, safe, sanitary, and affordable housing for current and future residents of the unincorporated areas, including those with special needs.

The Project ensures the County's compliance with State Housing Element Law because of the availability of residential sites, at adequate densities and appropriate development standards, in the unincorporated areas to accommodate the County's fair share of the regional housing need, also known as the Regional Housing Needs Allocation.

The Project contains implementation programs to remove barriers to housing production, affirmatively further fair housing, and combat displacement.

MAJOR POINTS AGAINST:

The Project should further demonstrate sufficient realistic capacity to accommodate the housing need for the unincorporated areas. The rezoning program should include more sites in more areas, including sites that currently only allow single-family homes.

The Project proposes densities that could result in negative community impacts, such as on neighborhood character, parking, and infrastructure.

The Project should include additional measures to guarantee that new housing will be affordable and that existing residents will not be displaced by new

development.